

Kimball Pond Study Committee
Meeting Minutes
December 4, 2013

Present: Chris L, Lee W., Glenn S., Ed K., Heather M., Jessica B., John W., Louise C.
Guest: Carl Goodman

Meeting started at 5:15 p.m. Meeting minutes were approved as written.

The following is a summary of the assignments that was completed since our last meeting:

Glenn researched the past LCHIP requests from the town of Hopkinton and discovered that 4 applications have been filed to date and Hopkinton has not received any funding from the requests. Two requests were for \$1.5 million toward the purchase of the Gould Hill Orchard. There is a list of criteria that must be met to qualify for funding and Glenn will forward this information to the committee before our next meeting.

Glenn provided the committee with a request for project review from the NH Division of Historical Resources for us to read over and another handout that list other funding sources for NH Historic Preservation projects.

Glenn was not available to go over to Kimball Pond since our last meeting to calculate the amount of trees and brush that may be allowed under the shoreline protection act. This is a time consuming project that requires the shoreline to be broken down into 50' square segments then points awarded according to the diameter of the various trees. A handout was provided to help explain the process. Lee volunteered to contact Ron Klemarczyk, town forester and member of the conservation commission, to try to get over to the property to determine which trees and underbrush, if any, can be cut.

Jessica found in her files a folder that had a rental agreement dated from 2007. There were several old estimates for the lining of the chimneys but it wasn't clear if and when this work may have been done. Chris knows that Tom Congoran had the chimneys looked at a couple of years ago and thought the inspection came back as they looked okay and did not need to be relined. Chris will contact Tom to see if we can get a copy of the inspection report.

Jessica did resend the corrected committee's contact information. She did get the copies made of the environmental information that was distributed earlier in the meeting.

John reported that he did have a conversation with Craig Dunning regarding the construction trailer parked next to cabin #4 (boy scout cabin). It appears that Don Currier owns the 70'X70'X70' piece of land along the Kimball Pond property line. He was told that the deed also allows a gate could be installed to block entry onto the access road that leads to the hiking trails. Lee would like some clarification of what kind of right of way was written in the deed. It was suggested that we get a copy from the State Registry of Deeds. This is the same location that houses the well that was used to feed the cabins and currently provides water to the stone cabin.

John did look into the availability of town water to the cabins and it is possible to run a line from the road up to the cabins. The committee discussed if there was a need for running water and took into consideration that the cabins are seasonal.

John wanted clarification from the committee before he spoke to his friend, Jason Holmes, who specializes in log cabins. We asked that the contractor give an overview of cabin #4. There is an outstanding question of the severity of rot damage to the cabin and the feasibility of repairing it. We would also like him to look over the other 3 cabins at his earliest convenience.

Carl did research composting toilets and found that the green box structures, such as the ones used by the National Forest Dept., would be the type to use. Research showed that they are fragile if not maintained. Ed discussed with buildings & grounds the mulching bathrooms that are presently being used and was told that they should still have 25 – 30 years of life left.

Ed reported that he isn't having much luck with the contractors that he contacted for estimates. They don't have the expertise needed as they are general contractors and have limited experience repairing log cabins. If an opportunity arises that an extra hand is needed to do small projects they would assist if available. Ed contacted Ward Log Homes who will email a list of contractors within a 50-mile radius of Hopkinton. The concern is the contractors only build new log homes that are typically kits that have been ordered.

A local contractor did give Ed an estimate of \$81,000 that was derived by using a square foot formula to replace rotted decks, reroof with asphalt shingles, to replace foundation supports as needed, bring the electrical in the cabins up to code and replace single pane windows as needed.

Ed did get a couple of quotes for steel pavilions. A 20' X 30' steel pavilion would cost \$29,199. A 20' X 36' wood pavilion would cost \$13,999. It is a rule of thumb that steel pavilions cost roughly double that of a wood pavilion.

For comparison Lee provided the group with pictures and sizes of Elm Brook Park pavilion which is 30' X 60', George's Park pavilion is 25' X 40', and the size of the main cabin is 29.5' X 45'.

Lee did get in touch with the old tavern and the Horseshoe Trail Camp sign is not there. He touched base with Neal at the town hall that will look up stairs to see if it was left there. He was going to contact Bobbi Kimball to see if she may know where it is since it is a family heirloom.

Lee did contact the property owner across from the street Horseshoe Tavern to inquire about the door leading into the underground bunker. The woman indicated she did have the key but did not reveal its contents. Lee will follow up with her again.

Heather talked to Ben Wilson from the Dept. of Historical Resources regarding private investments for the Kimball Cabins. He suggested that a "Friends of Kimball Cabins" be developed to assist with fundraising. It is important to make sure there is no deed restrictions, identify the uses for the property, know what the budget costs are and to know the history of the area.

Heather gave us a brief overview of some of the history she found. In the early 1960's Dotty Stockwell rented out the cabins and was responsible for keeping up with the maintenance of the buildings. It is noted that John Windhurst took over this responsibility. Harold Kimball generously donated the land that the 3 pond/lakes have been built. It was suggested that Heather attend the senior lunch at the Slusser Senior Center to ask if anyone may know where the Horseshoe Trail Camp sign may be and any other relevant history.

Louise mentioned to the group that she was forwarded a picture of the Horseshoe Trail Camp sign from Facebook and she will forward it to the committee.

Chris did ask Neal if the town or state carries the liability for Kimball Lake. According to Neal there is no liability responsibility. The presentation to the Selectman at their Jan. 6th meeting is to inform them as to where we are at on our research and a rough idea of how much more time is needed to develop a master plan for the area. There is still no areal map from Neal for the committee. Lee will provide the committee with a large map at our next meeting.

Everyone did a quick presentation of their vision for the Kimball Lake Property. There were many commonalities during the presentations.

Building of a pavilion – location and size varies among the committee

- Bring ice-skating back to the lake
- Repair cabins to insure safety if possible
- Build BBQ's pits
- Designate parking
- Provide picnic tables
- Multisport playing court has mixed favorability
- Provide an area to display history plaques
- Promote the area for family recreation
- Build a new boat dock
- Find alternative funding sources – use as little tax money as possible
- Remove additions from each cabin

Other suggestions:

- clear beach area for swimming
- Frisbee golf course
- Ice skate rentals from the main cabin by a local group
- Build fire pit for large BBQ's and warming area for ice skaters

Recap of duties to be done for the next meeting:

Lee – work with Ron K. to determine how much brush & trees can be cut along shoreline
bring large areal map of the Kimball Lake Property
talk to property owner for information regarding the locked door to the bunker
get back with Neal to see if sign was upstairs at the tow hall

Chris - ask Tom Congoran about chimney lining inspection done on the main cabin (#1)

John - research steel pavilions
contact and arrange a time for Jason Holmes to inspect log cabins.

Ed - review of list of contractors emailed to him from Ward Log Homes. Anyone qualified to do repair on log cabins

Heather – contact Bobbi Kimball to see if she knows where the Horseshoe Trail Camp sign may be
continue to research history of Kimball Lake property
attend senior lunch at SSC to ask seniors about sign and other relevant history info.

Louise – forward picture of Horseshoe Trail Camp sign to committee members

Outstanding questions:

1. What kind of right of way is on the access road leading from the development and Kimball Lake Property?
2. Liability costs of wood pavilion compared to a steel pavilion.

Meeting adjourned 7:10 p.m.

Next meeting December 18th New meeting time is 5:15 p.m.